

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

303/19 Judd Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,180,000

### Median sale price

Median price \$637,500 Property Type Unit Suburb Richmond

Period - From 01/04/2024 to 30/06/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	402/251 Swan St RICHMOND 3121	\$1,250,000	05/07/2024
2	205/172 Lennox St RICHMOND 3121	\$1,100,000	01/05/2024
3	902/163 Cremorne St CREMORNE 3121	\$1,070,000	29/02/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/07/2024 11:11



3   
 2   
 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,180,000

**Median Unit Price**

June quarter 2024: \$637,500

## Comparable Properties

402/251 Swan St RICHMOND 3121 (REI)

Agent Comments

3   
 2   
 2

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 05/07/2024

**Property Type:** Apartment



205/172 Lennox St RICHMOND 3121 (VG)

Agent Comments

3   
 -   
 -

**Price:** \$1,100,000

**Method:** Sale

**Date:** 01/05/2024

**Property Type:** Strata Unit/Flat



902/163 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments

3   
 2   
 2

**Price:** \$1,070,000

**Method:** Sold Before Auction

**Date:** 29/02/2024

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9864 5000